

Sanpete County Planning Commission Meeting

August 14, 2013, 6:30 P.M.

Sanpete County Courthouse, 160 North Main, Room 101, Manti, Utah

Present are: Planning Commission Chair Mary Anderson, Thell Stewart, Gene Jacobson, Leon Day, Joe Nielsen, Nathan Palmer, Commissioner Frischknecht, Sanpete County Zoning Administrator Scott Olsen and Sanpete County Deputy Clerk Gayelene Henrikson, (Paul Rasmussen and Curtis Ludvigson are excused.) John Hales from the media.

Meeting is called to order by Chair Mary Anderson.

PHYLLIS GREENMUN: REQUESTS APPROVAL OF A 1-LOT MINOR SUBDIVISION ON HER PROPERTY. LOCATED SOUTHEAST OF SPRING CITY IN THE A ZONE WITH 19.05 ACRES ON S 27349x2. SHE IS REQUESTING TO SPLIT THE EXISTING HOME LOT AND HAVE 8.3 IN THE NEW LOT.

Phyllis Greenmun is present. Mary Anderson reviews request. Mylar is provided. The original home is on 18 acres. She is requesting to split off 8.3 acres to make a new lot and build a new home. Road frontage issue is reviewed and discussed. Existing well will service both homes. Utilities are in place. She will use the existing entrance. Stanley Walters, adjoining property owner, reviewed the mylar. He voiced concern of the adequacy of well supporting two lots and the distance from property line to house. There is 8 ft from the house to the property line. The State has approved the water usage for both lots. The road on the lot needs final approval from Steve Keller before going to County Commission for approval. Motion is made by Leon Day to approve a 1-lot minor subdivision located southeast of Spring City with 8.3 acres. Motion is seconded by Joe Nielsen, motion passes.

LYNN AND REBECCA WALK: REQUESTS APPROVAL OF A CONDITIONAL USE PERMIT FOR A BED AND BREAKFAST 1/4 MILE WEST OF MANTI. LOCATED IN THEIR HOME ON 1.83 ACRES IN THE MANTI CITY RA-1 ZONE ON S 7539x.

Lynn Walk is present. Mary Anderson reviews request. Their existing home has five bedrooms and five baths and was built with a bed and breakfast in mind. This request is setting the precedence on a conditional use permit for a bed and breakfast. All adjoining property owners were notified and Manti City has written their approval. Motion is made by Mr. Stewart to approve a conditional use permit for a bed and breakfast in the home on S 7539x with the conditions of ability to turn around on the property. Motion is seconded by Gene Jacobson, motion passes.

GARY HENDRY: REQUESTS APPROVAL OF A CONDITIONAL USE PERMIT FOR A SERVICE STATION TO SELL PROPANE, ICE AND FIREWOOD 1/4 MILE EAST OF FAIRVIEW ON CANYON ROAD. LOCATED AT S 21803 ON .95 ACRE IN THE RA-1 ZONE.

Gary Hendry is present. Map of plans are presented. His location is a prime location for retail sales for travelers along Fairview Canyon road. The property has a 400' frontage and half of the property is not used. He is interested in providing propane distribution using a 400 gallon tank. Mrs. Anderson asked about liabilities associated with the propane. Mr. Day expressed concern with the property access from the highway and feels UDOT needs to

approve the approach. Mr. Stewart is concerned with fire hazards around the property. Mr. Hendry stated the area is open without any forestry and doesn't see a problem. Entrance and fencing are discussed. Fairview City is in favor of the service station. Comments from the audience were in favor of the service station and suggested adding a fishing tackle and bait option to the service.

Motion is made by Joe Nielsen to approve a conditional use permit for a service station to sell propane, ice, firewood, etc. with the conditions of UDOT approval of access to property; all services and abilities to pull off the highway right-of-way, turnaround is to be done on the property. Motion is seconded by Thell Stewart, motion passes.

ROD SMITH AND GREEN POLKA DOT BOX.COM: REQUESTS APPROVAL OF A CONDITIONAL USE PERMIT FOR COMMERCIAL GREENHOUSES NORTHWEST OF SPRING CITY ON S 26522 WITH 12.49 ACRES IN THE A ZONE. THEY ARE IN THE PROCESS OF PURCHASING FROM NEIL SORENSEN AND HAVE PLANS TO EXPAND TO AN ADDITIONAL 5 PARCELS.

Steven Shrump and Neil Sorensen are present. Mary Anderson reviews their request. This is an online and sales staff commercial business selling organic produce delivered directly to the home. They have their corporate headquarters and training in Mt. Pleasant. Products are already in Florida, South America and other countries. They are applying for a conditional use permit to install up to 14 commercial greenhouses. The business is a year round operation, projecting a job creation of about 100 employees between the warehouse and greenhouses.

The greenhouses will be state of the art, climate controlled, grand bow typed, snow loaded, gutter connected, with natural gas heaters to melt the snow. They will measure 30' wide by 170' long, with 22' high centers. They will have 10 per acre, with trees on the other areas of the land. The poly covers diffuse the light into the greenhouses so they don't reflect light on the outside. Water rights have been acquired. They recycle water with humidity and condensation from the greenhouses, which uses a tenth of the water using a UV processing system. It is top of the food chain as far as recycling. It uses 500 gallons of water per acre through the dehumidification process. The water usage should end up with a negative footprint. Concern was expressed of water availability for the irrigation after a certain period of the year. They have approval for culinary usage. They have plans to pipe irrigate in the future, but not now.

They plan to grow 20 different produce items- tomatoes, squash, lettuce, cucumbers, herbs, strawberries, etc in a vertical manner. The produce is grown in a high-density system. They grow ten times more than a normal greenhouse produces. This enables them to cycle through and have produce year round. They plan to plant green beans, snap peas, and corn in the land surrounding the greenhouses. Produce is picked up once a day via a medium-sized FEDEX truck. They plan to access property from both County roads. Noise will be minimal at night. Mr. Day would like the setback of the greenhouses be 100' from any adjoining property and have them dedicate a portion of the road for future expansion should the road need to be widened to accommodate the traffic.

Russ and Natalie Stansfield, adjoining property owners, expressed concern about the days and times of operation and access to greenhouses. The operation will be 5 days a week and not at night. They are concerned with cycling the produce to limit the shipments. One truck per day doesn't seem adequate when the business is operating the 140 greenhouses and producing the amount of produce being shipped out. The wind breakers-trees and fruit trees-installed will alter the view of the area. Noise and lighting are a concern. Discussed the route of the delivery truck. Darrel Olson expressed concern with dust, delivery truck on road where children are present, and water usage. He is protesting the use of the road (15750 N) for the deliveries. Tim Denton wondered what happens if terms of the conditional use permit aren't met. Mr. Olsen questioned if the information could be shared to help grow produce better in Sanpete County.

Motion is made by Joe Nielsen to approve a conditional use permit for commercial greenhouses on S 26522 with the conditions of 100' setback for greenhouses; employees and delivery trucks may only use the west road. They will not put a condition of dedicating the road for future expansion at this time. Motion is seconded by Thell Stewart, motion passes.

GENEVA ROCK PRODUCTS INC AND WAYNE PATTERSON: REQUESTS APPROVAL FOR A ZONE CHANGE FROM RA-1/RA-2 ZONE TO IN ZONE ON 40 ACRES OF THE PATTERSON PROPERTY (GRAVEL PIT AREA). LOCATED WEST OF STERLING ON S 10382. (TABLED ITEM FROM PREVIOUS MEETING)

Mr. Sumsion is present. Continuation from last month's meeting. Mary Anderson reviews request. Scott Olsen reviews the reason for tabling in the previous meeting. The commission was concerned about who was going to be responsible for the expense on the upgrade of the county road. The original conditional use permit was granted on the design and size of the gravel pit and the use of the west road. The product that is being shipped out of the pit with the conditional use permit is the same as what will be shipped after the zone change. Mr. Jacobson expressed the difference with the zone change allows all the neighbors the same right to the new zone change. Which is why the road issue is important. Mr. Thell expressed concern with the lack of infrastructure being in place for this Industrial zone. Mr. Day would like to see a proposal to upgrade the road to handle the zone change. Commissioner Frischknecht suggested Mr. Sumsion make an appointment with Special Service District #1 (Roads) to see what they recommend for the safety of the road. Mr. Day is hesitant to approve the first Industrial zone change with the road problems. Tim Denton approves of Geneva Rock building a road south as long as the dust is abolished. Motion is made by Leon Day to table until Geneva Rock meets with SSD #1 and comes with a proposal to deal with the road. Motion is seconded by Nate Palmer, motion passes.

ASPEN GROVE ASSETS: REQUESTS A ZONE CHANGE OF THEIR 18 ACRE PARCEL ON S 26317x2 FROM A (AGRICULTURAL) ZONE TO PF (PUBLIC FACILITY) ZONE. IT IS ADJACENT TO THE TWIN OAKS SUBDIVISION. LOCATED 2 MILES SOUTHEAST OF MT. PLEASANT. THEY WOULD LIKE TO ADD COMMUNITY IMPROVEMENTS AND NEEDS INCLUDING: CEMETERY, BALLFIELD, BISHOPS STOREHOUSE, PUBLIC SERVICES AREA AND PARKING. (TABLED ITEM FROM PREVIOUS MEETING)

David Asay; Administrative Manager, Bill Bowles; President, Jeff Kunz; head of property and facilities/member of Board of Directors for Aspen Grove and Aspen Grove's Attorney;

Drew Briney are present. Item was tabled at the last meeting because not all of the adjoining property owners were notified. Mr. Kunz stated he received signatures and letters from members of the subdivision approving the change and a letter from John Chartier with the State Engineer office in Richfield stating the infrastructure for water sources and flows, fire protection and tank storage are adequate for these improvements, but not for any future developments. Ownership map is provided to show their master plan. Cemetery will be ecclesiastical operated with Mr. Kunz being the manager. Monies will be donated and they have a 10 year budget with their leaders offering to handle any shortfalls that occur. They will install the road, survey the plots and sexton records. A fence will eventually be installed to enable the ornamental trees and shrubs to grow without being harmed by wildlife that roam on the grounds at the present time. Irrigation pond is adjoining the parcel to maintain the landscape.

Nate Palmer expressed his personal concern about the development of Aspen Grove and the reason he can not support any development from Aspen Grove Assets. He stated society is governed by a code of ethics and honesty. Government has been set up to provide services for the common good of society. Through taxes, services are provided. When a group has multiple families who live in single family households it creates a situation that exploits the services of the government. As a result taxes are increased to support them through larger schools, medical facilities, community programs, etc. Over the years Aspen Grove Assets have requested gradual and methodical change applications in the county zoning of the area. The Commission have asked what their long term plans for the area are and they have been vague or non-responsive. If we knew what their plans are, we wouldn't approve of them. This group, AUB, is not living the laws of government and being honest, even though the judicial branch doesn't prosecute polygamists, the practice is still against the law and he, in good conscience, can't approve a person or group who is not abiding by the laws of the land.

Mr. Jacobson expressed concern about growth. If the chapel will accommodate 1500 people is the infrastructure sufficient to handle a change? The purpose of the Planning Commission is to plan for the future. If the agricultural grazing area is going to be developed into something else, the pipes will need to be changed and roads will need to be bigger. Mr. Jacobson questioned if Aspen Grove has plans to buy more acreage to handle more development. Mr. Kunz replied they don't have plans to expand into another subdivision but they have members throughout the area that would use the building. The design is for the existing subdivision only.

Mike Bowles, Vice President of Aspen Grove, commented that Aspen Grove works positive and ethically to those around them and haven't asked for a zone change before now. They have three conditional use permits: 2 campgrounds and a water tank. He reiterated that there will not be any other plans to expand or grow.

Mr. Stewart stated that it is not the commission's responsibility to judge anybody's lifestyle. He expressed approval for the zone change because it is in the best interest of the community and the change is favorable to those who are immediately concerned with it. He is in favor of them returning with more improvements to the area. The Commission can then determine if the request is within the County codes. Mr. Day respects Mr. Palmer's view but approves the zone change.

Motion is made by Leon Day to approve a zone change from A zone to PF zone on the 18 acre parcel, S 26317x2, located 2 miles southeast of Mt Pleasant. Motion is seconded by Thell Stewart, motion passes. Joe Nielsen voted in favor; Nate Palmer and Gene Jacobson opposed.

APPROVAL OF MINUTES

Motion is made by Gene Jacobson to approve the Planning Commission minutes of July 10, 2013 with no corrections. The motion is seconded by Thell Stewart, and the motion passes.

Mr. Nielsen requested a hard copy of the packet for each meeting. Comments were made as to availability to have clearer photos of the items discussed, i.e. a KMZ file of the plats and more descriptions, details, or photos.

With no further business before the Planning Commission, motion to adjourn is made by Joe Nielsen. The motion is seconded by Thell Stewart, and the motion passes.

The meeting is adjourned at 8:10 P.M.